

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **April 25, 2005**

### **Members Present-**

Robbie Rogers-Director/Chairperson, Aimee Webb-Development Coordinator, Barry Ginn-Ginn Engineering, Brad Burris-Fire Services, Terry Neal-Attorney, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Keith Hunter-Environmental Health, Marie Keenum-911 Coordinator, and Alysia Akins-Secretary.

The meeting convened at 2:03 P.M.

### **Approval of Minutes-**

Mrs. Webb made a motion to approve the minutes from April 18, 2005. Mr. Lukert seconded the motion and the motion carried.

### **OLD BUSINESS-**

#### **Sumter Crossings/Residential Subdivision – Major Development – Revised Preliminary Plan and Engineering Plan Review**

David Tillman, Farner Barley and Associates, Inc., was present and requesting preliminary approval on revised plans and engineering approval to develop a 57-unit subdivision. Staff comments were discussed regarding the following: label preliminary plan as preliminary and show any on-site signs. Access issues and road maintenance were discussed. All access will be from CR 209. Required road repairs, lane widths, and a traffic study were discussed. Mrs. Rogers asked if alternative methods to burning, such as chipping, had been considered due to the adjoining neighbor's concerns regarding his wife's health. Mrs. Rogers stated the neighbor had been in contact with staff regarding his concerns for the effects of smoke. The additional costs for methods other than burning were discussed. A commitment from the applicant to limit burning was requested. The adjoining neighbor's location relative to the possible burn site was discussed. Mr. Tillman stated he would rather not commit to not burning and also stated he had not heard from the neighbor directly. Forced air burning was discussed, which eliminates a lot of the smoke and burns quicker. Other options to burning are chipping and hauling. Forestry burn regulations were discussed. The applicant does utilize burning methods such as mist burning and forced air burning. Any burning that has to be done will have to be located as far away from the neighbor as possible. All alternative burning methods need to be submitted to staff. Engineering comments were discussed regarding the following: lines and curves for drainage easement, vertical curves, curb and gutter section, swale system, flood plain area, elevation location, storage volume calculations, and lot lines. The flood zone areas will be filled. A Letter of Map Amendment will be needed prior to any construction. No homes will be constructed in a flood zone. Buildable lots were discussed.

Mr. Ginn moved to approve the preliminary and engineering plans, subject to the submittal of alternative burning methods to be used, a letter from Public Works regarding the road requirements/maintenance, and the submittal of the LOMA approval. Mrs. Keenum seconded the motion and the motion carried.

Mrs. Webb will give the applicant the neighbor's contact information.

**Medallion – Master Plan Review**

Steve Richey, legal representative, and Tiffany Kapner, Land Planning Group, were present and requesting master plan approval to develop a commercial subdivision. The property is located on SR 44 west of the I-75 interchange and is in the process of requesting rezoning for CP.

Landscape buffers and drainage retention areas were discussed. Main access will be from SR 44. Access from CR 231 will be limited. Central water/sewer will be provided by the City of Wildwood. Engineering comments were discussed regarding the flood plain areas and traffic impact study. Staff comments have been addressed. The common areas will be addressed by the Property Owner's Association in the restrictive covenants. Mr. Ginn requested a copy of the traffic impact study.

Mrs. Webb moved to forward approval of the master plan to the Zoning and Adjustment Board, subject to all comments being addressed. Mr. Lukert seconded the motion and the motion carried.

**County Line Corporate and Commerce Center – Master Plan Review**

Steve Richey, legal representative, and Tiffany Kapner, Land Planning Group, were present and requesting master plan approval to develop a commercial subdivision. The property is located south of C-466 at the Lake County line. The town of Lady Lake will provide central water and sewer. Access of those utility lines was discussed. Road improvements for CR 100 were discussed. Zoning information for surrounding properties needs to be shown on the plans. Sign dimensions and setback information is also needed. The possibility of vacating an easement was discussed. Projected lot lines and open space requirements were discussed.

Mrs. Webb moved to forward approval of the master plan to the Zoning and Adjustment Board, subject to all comments being addressed, including all required road improvements to CR 100. Mr. Lukert seconded the motion and the motion carried.

**NEW BUSINESS-**

**Croom-A-Coochee Baptist Church – Medium Development - Engineering Review**

Mr. Ginn moved to table this project until May 2, 2005 since there was not a representative present. Mrs. Keenum seconded the motion and the motion carried.

**VOS: Stillwater Villas – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Inc., was present to request final plat approval to develop a 78-lot/6-tract subdivision. Staff and surveyor comments were received and will be addressed. There were no comments from the county engineer.

Mrs. Keenum made a motion to approve the final plat, subject to all comments being addressed. Mr. Lukert seconded the motion and the motion carried.

The next meeting is scheduled for May 2, 2005.

Meeting adjourned at 2:53 PM.